



**6 Seascape Wharncliffe Road, Highcliffe, Dorset. BH23 5DB**

**£505,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





## **6 Seascapes Wharncliffe Road, Highcliffe, Dorset. BH23 5DB**

### **£505,000**

A simply superb two double bedroom first floor apartment set in this prestigious front line block with direct access from the Communal grounds onto the cliff top and beaches beyond. The property benefits from the highest quality fittings throughout including NEFF appliances in the Kitchen and Villeroy and Boch bathroom suites and is a real credit to the sellers in its presentation. Ideally suited for permanent or holiday home living, these properties rarely come available and this one in particular is conveyed with a Share of the Freehold as well as secure underground garaging.



## COMMUNAL ENTRANCE

A superb entrance with secure entry phone system and wall mounted post boxes. Stairs and lift rise to the first floor with personal entrance door to the property.

## ENTRANCE HALL

A great space with numerous inset LED ceiling spotlights, large double fronted cloaks cupboard, one mirrored door, housing hanging space and shelving, further storage cupboard housing the electric consumer unit, under floor heating manifold and heat recovery system and alarm master box. Wall mounted alarm control panel, under floor heating thermostat.



## KITCHEN (7' 3" X 12' 2") OR (2.20M X 3.70M)

Superbly fitted with an excellent range of white gloss fronted cupboard and drawer units with extensive areas of Granite work surface. Integrated appliances include NEFF five ring induction hob with contemporary filter extractor over, eye level NEFF double oven adjacent, integrated fridge and freezer, washer dryer and NEFF full size dishwasher. Cupboard housing the Vaillant gas fired boiler. Feature opaque glazed porthole window to the side, inset LED ceiling spotlights and under cupboard lighting. Tiled floor. Double doors open into the:

## LIVING/DINING ROOM (17' 5" X 12' 2") OR (5.30M X 3.70M)

A bright and welcoming reception room, dual aspect with feature shaped window to the side providing a wonderful outlook down Wharncliffe Road with a large double glazed window to the front and door to the balcony. Inset LED ceiling spotlights, under floor heating thermostat, power points, television point, telephone point. Door to the:



## BALCONY (31' 8" X 3' 9") OR (9.66M X 1.14M)

Treated timber decked flooring, reinforced tinted Glass balustrade, contemporary wall lighting, ample space for patio style table and chairs.

## BEDROOM 1 (14' 5" X 9' 2") OR (4.40M X 2.80M)

A superb principal bedroom with large double glazed window to the front with a door leading onto the balcony, fitted with an extensive range of bedroom furniture including wardrobes with cream gloss doors and Walnut surround, matching Walnut style chests of drawers and bedside cabinetry. Inset LED ceiling spotlights, under floor heating thermostat, door to the:

## EN-SUITE SHOWER ROOM

fitted with a luxury suite comprising walk-in double length shower cubicle with rainforest shower head and personal hand shower attachment, wall hung wash hand basin with vanity unit beneath and low level flush hidden cistern style WC. Fully tiled walls and floor, inset LED ceiling spotlights, inset chromed shaver point, wall mounted ladder style towel radiator.



## BEDROOM 2 (14' 1" X 8' 2") OR (4.30M X 2.50M)

Providing a wonderful outlook to the front communal grounds via double glazed window. Currently arranged as a home office but equally a good sized guest bedroom with fitted wardrobes in a cream gloss front with walnut surround providing hanging space and shelving. under floor heating control, inset ceiling spotlights, numerous power points, telephone point.

## BATHROOM (7' 7" X 6' 3") OR (2.30M X 1.90M)

Beautifully appointed with a Villeroy and Boch white suite comprising panel enclosed bath with wall mounted controls and retractable hand shower wand, wall hung wash hand basin with mixer tap and vanity unit beneath and low level flush hidden cistern style WC. Fully tiled walls and floor with recessed mirror and LED lighting over, numerous inset LED ceiling spotlights, wall mounted ladder style towel radiator.



## OUTSIDE

The development offers the most supreme of outside communal spaces with large areas of lawn and low maintenance coastal themed gardens with paved pathways intertwined with designated seating spaces. Further, a gate with residents only access provides a walkway straight onto the Cliff top with the beaches beyond. From the gardens, pathways lead to:

## THE APPROACH

Laid to law maintenance themed gardens with visitors parking bays, communal bin stores and a ramp down to the:



## UNDERGROUND GARAGING

Providing residents parking with a secure entry gate system, lighting and lift rising to all floors. The property is allocated two spaces in a tandem setting as well as access to a residents only store providing space for bikes, kayaks etc.

## LEASEHOLD & MAINTENANCE FEES

The property benefits from a Share of Freehold Tenure with the remainder of a 999 years lease. Maintenance is payable annually and is split into two equal payments every six months and is currently £1156.30 each payment.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed to the traffic lights in the centre of Highcliffe turning right into Waterford Road. Follow this around into Wharncliffe Road where Seascapes will be found on the left hand side and is named.

## PLEASE NOTE..

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

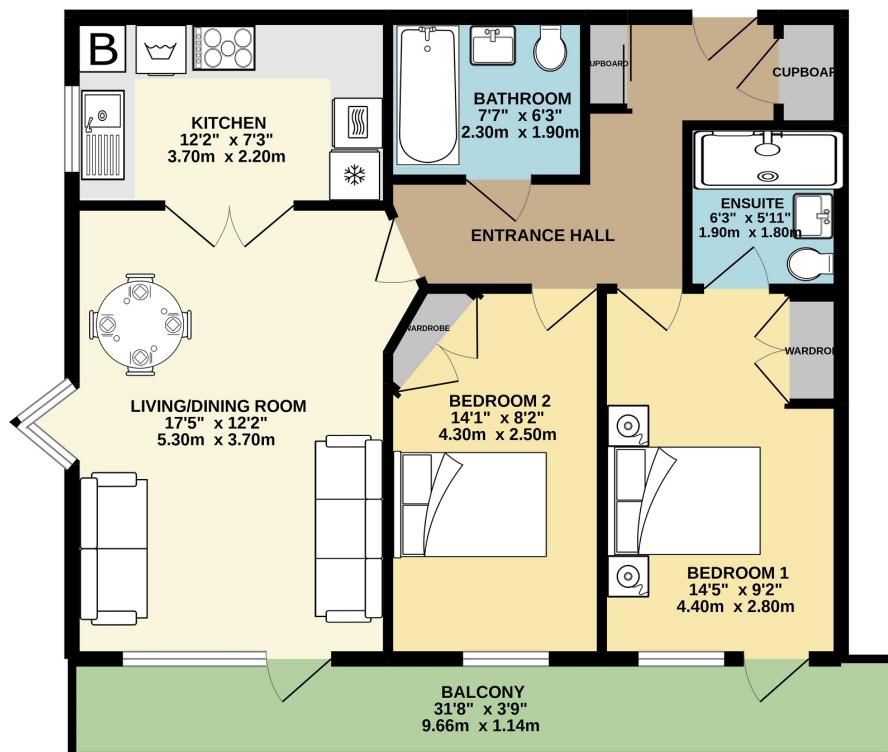
The resale tenure for this property is Share of Freehold

## EPC RATING

The EPC rating for this property is B87



GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[highcliffe@rossnicholas.co.uk](mailto:highcliffe@rossnicholas.co.uk)

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